



City of Columbia, Missouri

Meeting Minutes

Historic Preservation Commission

Tuesday, February 3, 2026
5:30 PM

Regular Meeting

Conference Room 1B

I. CALL TO ORDER

Meeting was called to order at 5:31 PM.

Stephen Bybee - Chair, Carrie Gartner - Vice-Chair, Josh Parshall - Secretary

II. INTRODUCTIONS

Guests included Jillian and Ryan, journalists from the Missourian, and Dennis Fitzgerald representing CoMo Preservation, Louis Wilson.

III. APPROVAL OF AGENDA

Commissioner Gartner moved to approve the agenda as distributed.

Commissioner Luchau seconded and the motion passed unanimously by voice vote.

IV. APPROVAL OF MINUTES

Commissioner Hagen moved to approve the January meeting minutes as distributed.

Commissioner Parshall seconded and the motion passed unanimously by voice vote.

January 6, 2026 Meeting Minutes

Attachments: [HPC MEETING MINUTES 01062026](#)

V. DEMOLITION PERMIT APPLICATIONS

Staff Liaison, Rusty Palmer, presented the demolition permit application materials for the homes at 1504 Hinkson, 1006 N. Seventh, and 910 & 403 N. Eighth.

After limited discussion Commissioner Gartner moved to close review of the demolition permit applications.

Commissioner Fetterly seconded and the motion passed unanimously by voice vote.

1504 Hinkson Avenue

Attachments: [1504 Hinkson Ave ASSESSOR](#)
[1504 Hinkson Ave](#)

1006 N. Seventh Street

Attachments: [1006 N Seventh ASSESSOR](#)
[1006 N. Seventh St](#)

910 N. Eighth Street

Attachments: [910 N. 8th ASSESSOR](#)
[910 N Eighth St](#)

403 N. Eighth Street

Attachments: [403 N Eighth St ASSESSOR](#)
[403 N Eighth St](#)

VI. STAFF REPORTS

A. Preservation Plan Updates

Mr. Palmer presented the latest draft of the preservation plan he has been compiling, seeking comments and input from the Commission.

Commissioners suggested that data-heavy maps should be narrowed to focus on the central-city area where resources are generally over 50-75 years of age, to reduce noise created by recent pressures on the periphery of Columbia.

The Commission also noted that the focus on construction dates should be shifted from 50 to 25 years, given that the preservation plan should maintain validity for 25 years. This helps shift the plan into the future instead of focusing only on the current snapshot of eligible resources.

Mr. Palmer also presented some new pages with mapping and descriptions for prominent architectural styles in Columbia providing a date range and common elements for each style. Feedback focused on a desire from the Commission to note known architects that were associated with each style as well.

Mr. Palmer and Commissioner Bybee also discussed the plan to make a short presentation at the Speaker Series event on February 7, 2026, to introduce those in attendance to the plan and the updated web presence for the Commission. They indicated that the final push of public input on the final draft will be routed through the BeHeard page, which will be updated and promoted as soon as the draft was complete.

Mr. Palmer indicated that he continues to work on compiling the plan components and generating those that have been requested throughout the public input process. He noted that he needs to collect a number of images and he plans to use an index to cite any necessary sources. However, he intends to work with Commissioner Bybee to collect as many original photographs as possible to limit the need for citations throughout the plan.

VII. OLD BUSINESS**A. Benton-Stephens Phase I Survey Grant Project Updates**

Mr. Palmer reported that the grant project was nearing completion of the procurement process. He indicated that Loggia Preservation was selected as the lowest & best offer, and they were reviewing their contract.

B. Preservation Plan Report to Council Updates

Attachments: [Council Report](#)

Liaison Palmer noted that his report to Council, providing a status update on the preservation plan project, was presented at the Monday, February 2, 2026 meeting. Council was interested to see the completed plan, and directed staff to continue on the current trajectory.

C. Most Notable Properties Plaque Replacement Postcards

Mr. Palmer stated that the Most Notable Plaque replacement cards were created, but had not yet been sent to property owners. He noted that he still needed to coordinate with the vendor to ensure they would be able to serve a small demand without disrupting their business during peak season.

VIII. NEW BUSINESS

A. Most Notable Properties Selection

Attachments: [11 E. Worley St](#)
[115 S. Fifth St](#)
[203 Bingham Rd](#)
[812 Edgewood](#)
[914-916 E. Broadway](#)
[5075 Smith Drive](#)
[Highway 40](#)
[415 Locust St](#)
[107-113 N. Ninth St.](#)

After discussion of each property, Commissioner Fetterly moved to select 11 E. Worley, 107-113 N. Ninth, 115 S. Fifth, 203 Bingham, 5075 Smith, and Historic Highway 40 as the 2026 Most Notable Properties award recipients.

Commissioner Bybee seconded and the motion passed unanimously by voice vote, with Commissioner Gartner abstaining.

Commissioner Parshall then moved to allocate up to \$900 for plaques, and up to \$4,000 for architectural historian services by Deb Sheals.

Commissioner Cook seconded and the motion passed unanimously by voice vote.

Commissioner Parshall moved to approve up to \$500 for rental of the Reichmann Pavilion and another \$500 for refreshments for the awards ceremony.

Commissioner Gartner seconded and the motion passed unanimously by voice vote.

Commissioner Gartner moved to approve up to \$50 to purchase refreshments for the Speaker Series event on February 7th.

Commissioner Bybee seconded and the motion passed unanimously by voice vote.

IX. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Louis Wilson commented on the past efforts to widen West Broadway through the existing historic district, indicating his opposition to the plan. Mr. Palmer noted that the original West Broadway survey (1978), and the later NRHP nomination, were triggered by a Section 106 review for the widening project.

X. NEXT MEETING DATE - March 3, 2026

Commissioner Bybee moved to adjourn the meeting at 7:35 PM, and the meeting was adjourned.

XI. ADJOURNMENT

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573.874.CITY (2489) or email CITY@CoMo.gov. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.

USB DRIVES PROHIBITED: A speaker who desires to display a presentation must upload the presentation, in advance, to the city network using an upload portal. To upload your files and learn more, visit CoMo.gov/upload.